



PORTION OF THE N.W. 1/4, SECTION 03-52-42

LOCATION MAP

SCALE 1" = 300'

LEGEND:

- +9.45 DENOTES EXISTING ELEVATION
- W DENOTES WATER VALVE
- WM DENOTES WATER METER
- Y DENOTES FIRE HYDRANT
- DENOTES ANCHOR
- RX DENOTES GAS VALVE
- W DENOTES WOOD POLE
- DENOTES LIGHT POLE
- DENOTES CONCRETE POWER POLE
- X—X— DENOTES CHAIN LINK FENCE
- OHW— DENOTES OVERHEAD WIRE
- C—C— DENOTES CENTER LINE
- (M) DENOTES MEASURED
- (R) DENOTES RECORD
- SIP DENOTES SET 1/2" IRON PIPE (LB#87)
- FIP DENOTES FOUND 1/2" IRON PIPE
- R DENOTES RADIUS
- A DENOTES ARC LENGTH
- D DENOTES DELTA OF CURVE
- X—X— DENOTES EXISTING CONCRETE
- A—A— DENOTES EXISTING ASPHALT

NOTES:

- BEARINGS SHOWN HEREON REFER TO AN ASSUMED NORTH ALONG THE CENTER LINE OF WEST DIXIE HIGHWAY
- LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- NET AREA= 3.356± ACRES
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- PREPARED FOR: B.M.S.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X" PER F.I.R.M. COMMUNITY PANEL NO. 120635 0082 J, DATED MARCH 2, 1994.
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
- THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY THAT WOULD BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS
- ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM, N.G.V.D., 1929.
- BENCHMARKS:
 - a) B.M.#1 = (N-3105) PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK. ELEVATION=9.11 NE 195 ST --- 57' NORTH OF CENTER LINE NE 25 AVE --- 27' WEST OF CENTER LINE
 - b) B.M.#2 = (N-612) PK NAIL AND BRASS WASHER IN SOUTH END OF CATCH BASIN. ELEVATION=6.86 FLA HWY #856(WM. LEHMAN CSWY) --- 433.3' NORTH OF CENTER LINE. US HWY#1(BISC BLVD) --- 1.8' WEST OF WEST EDGE OF PAVEMENT

DEVELOPMENT INFORMATION:

OWNER:

TRINITY PROPERTIES OF AVENTURA, INC. A FLORIDA CORPORATION
2901 CLINT MOORE RD, SUITE 338,
BOCA RATON, FLORIDA 33496
C/O BMS MANAGEMENT
5901 S.W. 74TH STREET SUITE #205
MIAMI FL 33143
PHONE NO. 305-665-8885

UTILITIES: MIAMI-DADE WATER AND SEWER AUTHORITY DEPARTMENT

DADE COUNTY FLOOD CRITERIA: 5.0' PER PB 120, PG 13

ZONING: RU-3M

PROPOSED USAGE:

TRACT "A": STORAGE 110,000 S.F.

TRACT "B": RETAIL 30,000 S.F.

TRACT "C": MULTIPLE FAMILY APARTMENT BLDG (11 UNITS)

TENTATIVE PLAT

B.M.S. OJUS

The South 310 feet of TRACT "A", SECOND REVISED PLAT of AMENDED PLAT of all of BLOCKS 1 and 2 L. TOMS' SUBDIVISION, according to the plat thereof, as recorded in Plat Book 42 at Page 56, of the Public Records of Dade County, Florida.

SECTION 03-52-42 MIAMI-DADE COUNTY, FLORIDA

This is a "Boundary Survey"

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

REVISIONS		
Date	Remarks	By
12/16/03	Mod. Tract names per client instructions	REB

Schwebke-Shiskin & Associates, Inc. LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87) 3240 CORPORATE WAY • MIRAMAR, FLORIDA • 33025 TEL. NO.(954)435-7010 • TEL. NO.(305)652-7010 • FAX NO.(954)438-3288		
By: ROBERT F. JACKSON, PRESIDENT Registered Land Surveyor No. 2408, State of Florida Registered Engineer No. _____, State of Florida	Drawn By: E.A.C. Date: 12/03/03 Order No.188698 FB-2164 PG.7 File No. AJ-4225	Checked By: RFJ Date: 12-05-03 Scale: 1" = 30' Sheet No. 1 of 1 Sheet